

A-T AGRICULTURAL TOURISM DISTRICT

A. Purpose

The purpose of this district is to allow agritourism and farm-based entrepreneurial uses while maintaining rural character, preserving farmland, and protecting the health, safety, and welfare of citizens. Further, this district was created to enable increased contributions to the local economy and tax base; to provide standard definitions related to agritourism and farm-based business operations; to provide a list of activities that are eligible for conditional use permit consideration; and to provide a clear understanding of the expectations for these uses for operators, landowners and residents, and local officials.

B. Definitions

AGRICULTURAL PRODUCTS

Includes but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); aquaponics products; horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc.

AGRICULTURAL PRODUCTS, VALUE-ADDED

The enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to, marketing, agricultural processing, transforming, packaging; and educational presentation, activities, and tours that relate to agriculture or agricultural products.

AGRICULTURALLY RELATED PRODUCTS

Items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Wisconsin, and value-added agricultural products and on-site production.

NON-AGRICULTURALLY RELATED PRODUCTS

Those items not connected to farming or the farm operation, such as novelty T-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc. Such items are not allowed for retail sale within the A-T District.

AGRICULTURALLY RELATED STRUCTURES

Those structures that predominantly store or support agricultural products, uses, or equipment, such as barns, silos, coops, cribs, sheds, cellars, granaries, stables, mills, farmhouses, etc.

AGRITOURISM

The visiting of an agribusiness, horticultural, or agricultural operation for recreational or educational purposes related to the activities and/or products of the operation.

AGRITOURISM RELATED ACTIVITIES

Those activities that predominantly use agricultural products, structures, or equipment, such as pony rides, horseback riding, petting zoos, fishing ponds, ornamental gardens, corn mazes, straw mountains, pumpkin patches/rolling, barn dances, sleigh/hay/wagon rides, bonfires, and educational events, such as farming and food preserving classes, etc.

NON-AGRITOURISM RELATED ACTIVITIES

Activities that are part of an agricultural tourism operation's total offerings but not tied to farming. Such non-agriculturally related activities include small carnivals for children; musical, artistic, or similar performances; weddings; reunions; celebrations; meetings; retreats, etc. and must be held within an event barn, similar facility, or designated area for which a conditional use has been granted.

BED AND BREAKFAST BUSINESS

A building other than a hotel or motel in which accommodations, with or without meals, is offered to transient guests for compensation and in which there are no more than 4 sleeping rooms providing accommodations for no more than 8 adults and 4 children total, with no cooking facilities in any guest room or common guest space. The building is also the residence of the owner of the business.

BREWERY, MICRO- / NANO- / PICO-

The manufacturing premises of an alcoholic beverage permittee regulated by the Wisconsin Department of Revenue that brews no more than 10,000 U.S. beer barrels (310,000 gallons) in one calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

CABIN, RENTAL

A small house or cottage, usually of simple design and construction, for the temporary (maximum stay of 21 days) occupancy by guests. Cabins may contain a full kitchen and bath but may not exceed 1,000 square feet of floor space.

CIDER MILL

The manufacturing premises of an alcoholic beverage permittee regulated by the Wisconsin Department of Revenue where apples are processed into cider, and that produces no more than 10,000 gallons of cider in one calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

COMMERCIAL KITCHEN

A small-scale food processing and/or sales facility licensed by the Wisconsin Department of Agriculture, Trade and Consumer Protection.

COMMUNITY SUPPORTED AGRICULTURE (CSA)

A farm supported in full or in part by individuals from the surrounding region who pledge their monetary and/or physical assistance to the farm operation in exchange for shares of the harvest.

DISTILLERY (MICRO-)

The manufacturing premises of an alcoholic beverage permittee regulated by the Wisconsin Department of Revenue that produces no more than 10,000 gallons of distilled spirits in one calendar year. Also known as “Farm-to-Flask” or “Grain to Glass.” May include retail/wholesale of beverage and related products, as well as a tasting room.

EVENT BARN

A barn or barn-like building used for the occasional hosting of agriculturally related and non-agriculturally related activities.

FARM MARKET / ON-FARM MARKET / FARM DIRECT MARKETING

The sale of agricultural products or value-added agricultural products, at least 50% of which was produced on-site, directly to the consumer.

FARMER’S MARKET

A market (e.g., group of stalls and/or booths) where vendors sell agricultural products, value-added agricultural products, and agriculturally related products directly to consumers.

LODGE

A building other than a hotel or motel in which accommodations, with or without meals, is offered to transient guests for compensation and in which there are no more than 8 sleeping rooms providing accommodations for no more than 16 adults and 8 children total, with no cooking facilities in any guest room or common guest space.

MEADERY

The manufacturing premises of an alcoholic beverage permittee regulated by the Wisconsin Department of Revenue that brews no more than 1,000 U.S. beer barrels (31,000 gallons) of mead in one calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

RENT-A-TREE OPERATION

An orchard that sells in advance the potential yield of a specific tree(s) to an individual(s) or group who harvests the fruit of their tree at the end of the growing season. The orchard operators are typically responsible for the care of the tree, such as pruning and watering.

RURAL CHARACTER

Rural character consists of a pleasant, quiet landscape of open spaces, natural areas, farms, wildlife, historic features, and small-scale development with low densities and traffic levels, unobtrusive signage, and limited lighting.

SEASONAL

A recurrent period characterized by certain occurrences, festivities, or crops; harvest, when crops are ready; not all year round.

SEASONAL SIGN

A sign erected for a limited period of time during the year when retailing activities for a particular farm product is available to the public.

U-PICK OPERATION

A fruit or vegetable-growing farm that provides the opportunity for customers to pick their own fruits or vegetables directly from the plant.

WINERY, BOUTIQUE

The retail and/or manufacturing premises of an alcoholic beverage permittee regulated by the Wisconsin Department of Revenue that produces no more than 10,000 cases (23,780 gallons) in one calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

C. Permitted Uses

All non-incidental permitted uses allowed in the “A” Agricultural Districts, with the addition of an existing single-family residence; and except commercial feedlots.

D. General Requirements

The following requirements shall apply to all conditional uses listed in subsection E. If additional requirements are listed for a particular use in subsection E, the requirements listed in subsection E shall also apply and will take precedence if there is any conflict between the two.

- (1) Federal, State, County Approvals – Any uses and/or structures requiring licenses, permits, or other approvals from any entity other than the Town of Holland shall have obtained said approval(s) prior to issuance of a conditional use permit.
- (2) Road Weight Restrictions – All vehicles related to an agritourism use shall comply with applicable road weight restrictions on public roads and with any road association requirements for private roads.
- (3) Lot Size – If part of a lot is sold, and the remaining lot is less than the minimum required size for a particular conditional use(s), such conditional use(s) shall no longer be allowed, and the conditional use permit shall automatically be revoked.
- (4) Number of Conditional Use Permits per Site – A separate conditional use permit will be required for each use or group of uses that is operated by a separate individual.
- (5) Hours – Unless stated otherwise in subsection E, the hours that conditional uses in the A-T District are available to the public are limited to 9:00 a.m. to 7:00 p.m. Extended hours may be negotiated with the Town for special circumstances, following the Town Board’s approved policy number ###, as revised from time to time.
- (6) Structures – All structures intended for a use listed in subsection E shall meet the following criteria:
 - (a) The uses listed in subsection E - Conditional Uses that require interior space shall only be housed in the following:
 - [1] Agriculturally related structures and/or expansions completed prior to [date of adoption];
 - [2] Structures and/or expansions completed after [date of adoption] on lots with existing agriculturally related structures, if said structures

and/or expansions support a use listed in the A-T District, and if the total square footage of said new structures and/or expansions does not exceed 25% of the square footage of the existing agriculturally related structures on the lot as of [date of adoption] or 4,000 square feet, whichever is less; unless additional square footage is granted by the conditional use permit.

[3] On a vacant lot, new structures that are needed to support a use listed in the A-T District, if the total square footage of said structures does not exceed 2,000 square feet, unless additional square footage is granted by the conditional use permit.

- (b) The exterior and interior style, design, and décor of any new or renovated structure shall be consistent with the Town's rural character.
 - (c) The location and operation of any new or expanded structure shall not interfere with normal agricultural practices on and off site or convert prime agricultural lands to a non-agricultural use.
- (7) Parking – All structures, uses, and activities dependent on vehicular access shall meet the following criteria:
- (a) Safe vehicular access and customer parking shall be provided on-site or on an adjacent property on the same side of the road if a formal agreement is reached between the applicant and the adjacent landowner.
 - (b) Parking shall be designed in such a way that vehicles do not need to back off of or onto a public road.
 - (c) Parking areas that are accessed by driveways or lanes inside the property are recommended. Entries and exits to parking areas that directly access a public roadway shall require a driveway permit from the Town of Holland or Sheboygan County, whichever applies.
 - (d) Parking areas shall be defined by gravel, cut grass, sand, or other visible marking.
 - (e) Parked vehicles shall be located outside of public right-of-ways and at a minimum distance of 15 feet from the road pavement edge abutting the property.
 - (f) Parked vehicles shall be located at least 20 feet from the side and rear property lines.

(g) Conditional use applicants shall include a parking plan, drawn to scale, with their application materials that shows the following:

[1] Extents of parking areas and vehicle capacity.

[2] Estimate of the peak number of vehicles for normal business operations.

[3] A plan for overflow parking for events expected to exceed the normal peak number of vehicles.

(8) Signs

(a) All signs related to this district shall conform with the applicable standards listed in Article XII Signs of this chapter.

(9) Lighting

(a) Any exterior lighting installed that is related to an agritourism use or activity shall be appropriately shielded and directed generally downwards to minimize light pollution.

E. Conditional Uses

See Article VI Conditional Uses for application, review and approval procedures for conditional uses.

(1) Agritourism related activities.

(2) Bed and Breakfast businesses:

(a) The only meal served shall be breakfast, and food service shall be limited to overnight guests. There shall be no cooking facilities in any guest room or common guest space.

(b) Up to 4 sleeping rooms and provide accommodations for up to 8 adults and 4 children.

(c) Require a short-term rental license per Chapter 280 of the Town of Holland Code.

(3) Breweries, micro- / nano- / pico-

(a) Maximum interior visitor capacity is 30 persons at any one time.

(4) Cabins, rental

(a) Sleeping capacity for each unit not to exceed 1 person per 100 square feet.

- (b) Maximum stay of 21 days.
 - (c) Maximum cabin size is 1,000 square feet and 1½ stories.
- (5) Cafés, Delicatessens, Diners, Eateries, Bakeries
 - (a) At least fifty percent (50%) of the menu items must be derived from ingredients grown, raised, or produced within Wisconsin.
 - (b) Maximum interior visitor capacity is 30 persons at any one time.
- (6) Cider mills
 - (a) Maximum visitor capacity is 30 persons at any one time.
- (7) Commercial kitchens
 - (a) At least fifty percent (50%) of the processed items must be derived from ingredients grown, raised, or produced within Wisconsin.
- (8) Community supported agriculture (CSA)
- (9) Distilleries, micro-
 - (a) Maximum interior visitor capacity is 30 persons at any one time.
- (10) Event barns
 - (a) The frequency of events that include activities using sound amplification shall be limited to one Friday or Saturday night every other weekend. Event frequency may be negotiated with the Town for special circumstances.
 - (b) Dates, times, durations, and descriptions of upcoming events shall be provided in a timely and convenient manner to nearby residents and Town officials when requested.
 - (c) Event hours are limited to 7:00 a.m. to 7:00 p.m. Monday through Thursday, 10:00 a.m. to 10:00 p.m. Friday and Saturday, and 10:00 a.m. to 6:00 p.m. Sunday. Extended hours may be negotiated with the Town for special circumstances using Town Board approved policy number ###, as revised from time to time.
 - (d) Capacity is limited to two hundred and fifty (250) persons at any one time, or the maximum allowed capacity of the structure, whichever is less.

- (e) Existing barns may be renovated for this use, but not expanded. No barns built after [date of adoption] may be used for this purpose.
- (f) Minimum setback is one hundred (100) feet from any adjacent landowner's property line.
- (g) Minimum tract size is ten (10) acres.

(11) Farm markets, On-farm markets, Farm direct marketing

- (a) At least fifty percent (50%) of agricultural products or value-added agricultural products produced on-site.
- (b) Maximum retail space is 1,200 square feet.

(12) Farmer's markets

- (a) Such markets shall be limited to two (2) days within a single week.
- (b) Dates, times, durations, and descriptions of upcoming markets shall be provided in a timely and convenient manner to nearby residents and Town officials when requested.
- (c) Markets are limited to 8:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. Saturday, and 9:00 a.m. to 3:00 p.m. Sunday. Extended hours may be negotiated with the Town for special circumstances.
- (d) Each stall and/or booth is limited in size to one hundred and forty-four (144) square feet of ground floor space.
- (e) Minimum setback is one hundred (100) feet from any adjacent landowner's property line.
- (f) Minimum tract size is ten (10) acres.

(13) Livestock show

- (a) Shows shall be limited to three (3) days within a single week.
- (b) Dates, times, durations, and descriptions of upcoming shows shall be provided in a timely and convenient manner to nearby residents and Town officials when requested.
- (c) Shows are limited to 7:00 a.m. to 7:00 p.m. Monday through Thursday, 10:00 a.m. to 9:00 p.m. Friday and Saturday, and 10:00 a.m. to 6:00

p.m. Sunday. Extended hours may be negotiated with the Town for special circumstances.

- (d) Capacity is limited to two hundred and fifty (250) persons at any one time.
- (e) Minimum setback is one hundred (100) feet from any adjacent landowner's property line.
- (f) Minimum tract size is ten (10) acres.

(14) Lodges

- (1) Up to eight (8) sleeping rooms and provide accommodations for up to sixteen (16) adults and eight (8) children.
- (2) Minimum tract size is ten (10) acres.

(15) Meaderies

- (a) Maximum interior visitor capacity is 30 persons at any one time.

(16) Museums

- (a) At least fifty percent (50%) of the exhibits must be related to agriculture, horticulture, or agribusiness.

(17) Nature trails

(18) Rent-a-tree operations

(19) U-pick operations

(20) Wineries, boutique

- (a) Maximum interior visitor capacity is 30 persons at any one time.

F. Animal Units (see definition in § 330-9)

One animal unit per acre. Landowners wishing to exceed this limit must apply for a conditional use permit from the Town. Approval of said permit will be based on the potential impact of the increase in animal units to the surrounding properties.

G. Area, Height, and Yard Requirements

(1) Lot.

- (a) Lot area: minimum five-acre single lot or parcel of record as evidenced by a legal document, such as a deed or other legal conveyance or a certified

survey map. Separate, abutting legal lots or parcels may be combined to attain the five-acre minimum density.

- (b) Width: minimum 225 feet of road frontage on public road.
- (c) Coverage: No more than 30% of a lot shall be occupied by a residential building, accessory buildings, patios, driveways, and other impermeable surfaces.

(2) Building height.

- (a) Farm residence: maximum 35 feet.
- (b) Other structures: maximum 70 feet or equal to the distance from the nearest lot line, whichever is less.

(3) Yards.

(a) Farm residence.

- [1] Rear: minimum 50 feet.
- [2] Side: minimum 20 feet.
- [3] Street: See Article XV of this chapter.

(b) Other structures.

- [1] Rear: minimum 50 feet.
- [2] Side: minimum 20 feet if the structure is not to be used for the housing of animals; minimum 50 feet if the structure is to be used for the housing of animals.
- [3] Street: See Article XV of this chapter.

H. Reimbursement of Expenses. See § 330-19 of this chapter for possible requirements.